

TERRAWEST

6011 No. 1 Ave. · Richmond, BC V7C 1T4 · Terra Nova



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1 FOR SALE
FROM \$739,000

1 SOLD · 12 MO
\$475,000–\$475,000


Unit Mix

1 Bedroom
 6 units
501 – 625 sf
from \$435,000
2 Bedroom
 5 units
829 – 926 sf
from \$650,000
3 Bedroom
 4 units
1,128 – 1,147 sf
from \$778,500

For Sale in TerraWest & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$739,000	2 / 2	926 sf	\$798	312 6011 NO. 1 ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$475,000	1 / 1ba	520 sf	\$913	2026-04-08
\$755,000	2 / 2ba	852 sf	\$886	2025-06-29
\$832,000	3 / 2ba	1128 sf	\$738	2025-05-11
\$780,000	2 / 2ba	891 sf	\$875	2024-10-08

Value & Financing

Price Positioning

\$798 /sq ft

Active listings here average **\$798/sf** vs **\$766/sf** across Terra Nova.

4% above area average

Mortgage Snapshot

\$3,539 /mo

Entry price (from) **\$739,000**

20% down payment **\$147,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2014	LEVELS 4	SUITES 44	CONSTRUCTION Concrete
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1922	MANAGEMENT Dorset Realty

Overview

TerraWest - 6011 No. 1 Road, Richmond, BC V7C 1T4, Canada. Strata plan number EPS1922. Crossroads are Westminster Highway and Granville Avenue. TerraWest Square is a 4-storey building that consists of 36 condominium residences and 8 street-level retail units. Built in 2014. Developed by Centro TerraWest Development Ltd. Interior design by Cristina Oberti Interior Design Inc. TerraWest Square stands apart for being the first and only condominium building in the area to offer single-level living. The 1, 2 and 3 bedroom suites, many of which have dens, range up to 1,147 sq. ft. Building amenities include a social room with kitchenette, large deck and childrens outdoor play area. Maintenance fees includes Gardening, Garbage Pickup, Hot Water, Management, Snow Removal and Other.

Nearby parks include Quilchena Park and Terra Nova Natural Area Park. Nearby schools include James Thompson Elementary, School District No 38 Richmond and Spul'u'Kwuks Elementary School. The closest grocery stores are Save-On-Foods, St Jean's Cannery & Smokehouse and Sun Rich Farms. Nearby coffee shops include Dairy Queen, Starbucks and The Sideslip Cafe.

There are 10 restaurants within a 15 minute walk including Hananoki Japanese Restaurant Cafe, Imperial City Bistro Ltd and Church's Chicken.

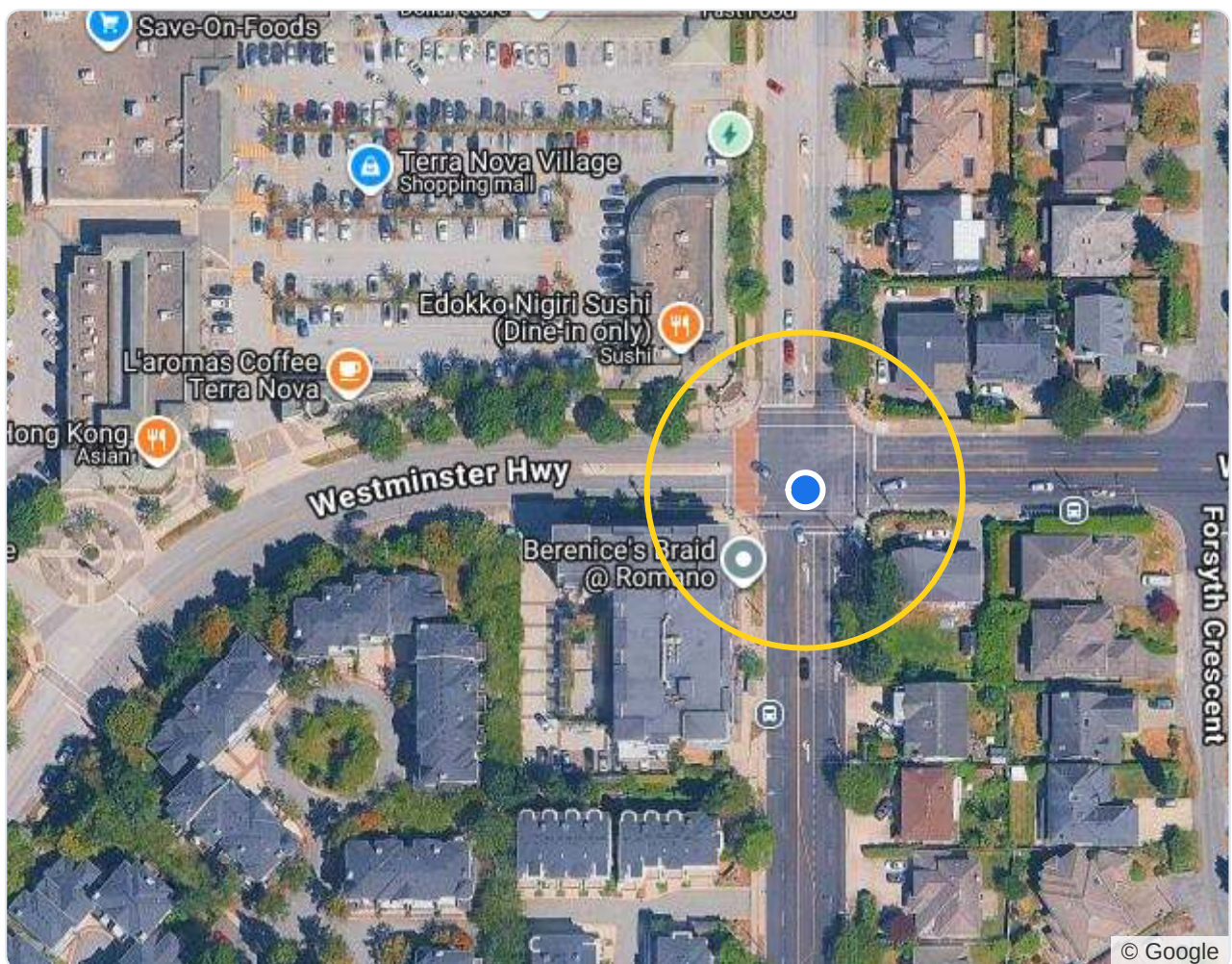
Amenities & Features

- ✓ Air Cond./central
- ✓ Elevator
- ✓ Playground
- ✓ Bike Room
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Other
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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